



US Army Corps
of Engineers
Portland District

PUBLIC NOTICE

for Permit Application

30-Day Notice

Issue Date: October 10, 2008
Expiration Date: November 8, 2008
Corps of Engineers No: NWP-2008-576
Oregon Department of State Lands No: 0041517

Interested parties are hereby notified that an application has been received for a Department of the Army permit for certain work in waters of the United States, as described below and shown on the attached plan.

Comments: Comments on the described work should reference the U.S. Army Corps of Engineers number shown above and reach this office no later than the above expiration date of this Public Notice to become part of the record and be considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers
Mr. Benny Dean Jr.
1600 Executive Parkway, Suite 210
Eugene, Oregon 97401-2156

Applicant: Income Property Management Co.
ATTN: Mr. Jeff Reingold
712 SW Oak Street, Suite #100
Portland, Oregon 97205-3717

Location: The project is located east of Highway 99 and north of Art Lott Lane in Creswell, Lane County, Oregon. The site is in Section 14 of Township 19 South, Range 3 West.

Waterway: 1.13 acres of palustrine emergent wetlands which abut 0.31 acres of palustrine open water wetlands offsite, which discharges into Hill Creek, which flows into the Coast Fork Willamette River. The Willamette River has been designated as a Section 10 Traditional Navigable Water up to River Mile 184.

Project Description: Fill up to 1.13 acres of palustrine emergent wetlands on the subject property to facilitate the construction of a storage facility within the city limits of Creswell. The approximate fill volume in the wetlands of 5,500 cubic yards of material will consist of gravels, concrete foundations, and culverts to divert rainfall for stormwater treatment. The project will develop 6.8 acres into a storage unit complex with access drives, aisles, curbs, and widen the driveway access to Highway 99.

Mitigation: If a permit is issued, the Corps will determine what is appropriate and practicable compensatory mitigation for lost wetland functions and values. The amount of compensatory mitigation required shall be commensurate with the anticipated impacts of the project.

Purpose: The project purpose is to provide a commercial storage facility to address the needed storage and warehousing service for residential and commercial customers in the community of Creswell.

Drawing(s): Six (6) drawings labeled Corps No. NWP-2008-576 are attached.

Additional Information: Additional information may be obtained from Mr. Benny Dean Jr., Project Manager, U.S. Army Corps of Engineers at (541) 465-6761 or email Benny.A.Dean@usace.army.mil.

Authority: This permit will be issued or denied under the following:

Section 404, Clean Water Act (33 U.S.C. 1344), for discharge of dredged or fill material into waters of the United States.

Water Quality Certification: A permit for the described work will not be issued until certification, as required under Section 401 of the Clean Water Act (P.L. 95-217), has been received or is waived from the certifying state. Attached is the state's notice advertising the request for certification.

Section 404(b)(1) Evaluation: The impact of the activity on the public interest will be evaluated in accordance with the Environmental Protection Agency guidelines pursuant to Section 404(b)(1) of the Clean Water Act.

Public Hearing: Any person may request in writing within the comment period specified in this notice that a public hearing be held to consider this application. Requests for public hearings shall state with particularity the reasons for holding a public hearing.

Endangered Species: Preliminary determinations indicate that the described activity will not affect endangered species. Consultation under Section 7 of the Endangered Species Act of 1973 (87 Stat. 844) is not required for the described activity.

Cultural Resources: An initial evaluation of the proposed project area indicates the described activity is not located on property registered or eligible for registration in the latest published version of the National Register of Historic Places. The permit area has been so extensively modified by modern development that little likelihood exists for the proposed project to affect an undisturbed historic property or any other type of cultural resource.

This notice has been provided to the State Historic Preservation Office, interested Native American Indian Tribes, and other interested parties. If you have information pertaining to cultural resources within the permit area, please provide this information to the Corps project manager (identified on page 1 of this notice) to assist in a complete evaluation of potential effects.

Evaluation: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the described activity, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the described activity will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Additional Requirements: State law requires that leases, easements, or permits be obtained for certain works or activity in the described waters. These State requirements must be met where applicable, and a Department of the Army permit must be obtained before any work within the applicable Statutory Authority previously indicated may be accomplished. Other local governmental agencies may also have ordinances or requirements, which must be satisfied before the work is accomplished.

PUBLIC NOTICE
Oregon Department of Environmental Quality (DEQ)
Water Quality 401 Certification

Corps of Engineers No: NWP-2008-576

Notice Issued: October 10, 2008

Oregon Department of State Lands No: 0041517

Written Comments Due: November 8, 2008

WHO IS THE APPLICANT: Income Property Management Co.
ATTN: Mr. Jeff Reingold
712 SW Oak Street, Suite #100
Portland, Oregon 97205-3717

LOCATION OF CERTIFICATION ACTIVITY: See attached U.S. Army Corps of Engineers public notice.

WHAT IS PROPOSED: See attached U.S. Army Corps of Engineers public notice on the proposed project.

NEED FOR CERTIFICATION: Section 401 of the Federal Clean Water Act requires applicants for Federal permits or licenses to provide the Federal agency a water quality certification from the State of Oregon if the proposed activity may result in a discharge to surface waters.

DESCRIPTION OF DISCHARGES: See attached U.S. Army Corps of Engineers public notice on the proposed project.

WHERE TO FIND DOCUMENTS: Documents and related material are available for examination and copying at Oregon Department of Environmental Quality, Northwest Region, 401 Water Quality Certification Coordinator, 2020 SW Fourth Avenue, Suite 400, Portland, Oregon 97201-4987.

While not required, scheduling an appointment will ensure documents are readily accessible during your visit. To schedule an appointment please call Ms. Jan Coomler at (503) 229-5087.

Any questions on the proposed certification may be addressed to the 401 Water Quality Certification Coordinator, (503) 229-6030 or toll free within Oregon at (800) 452-4011. People with hearing impairments may call DEQ's TTY at (503) 229-6993.

PUBLIC PARTICIPATION:

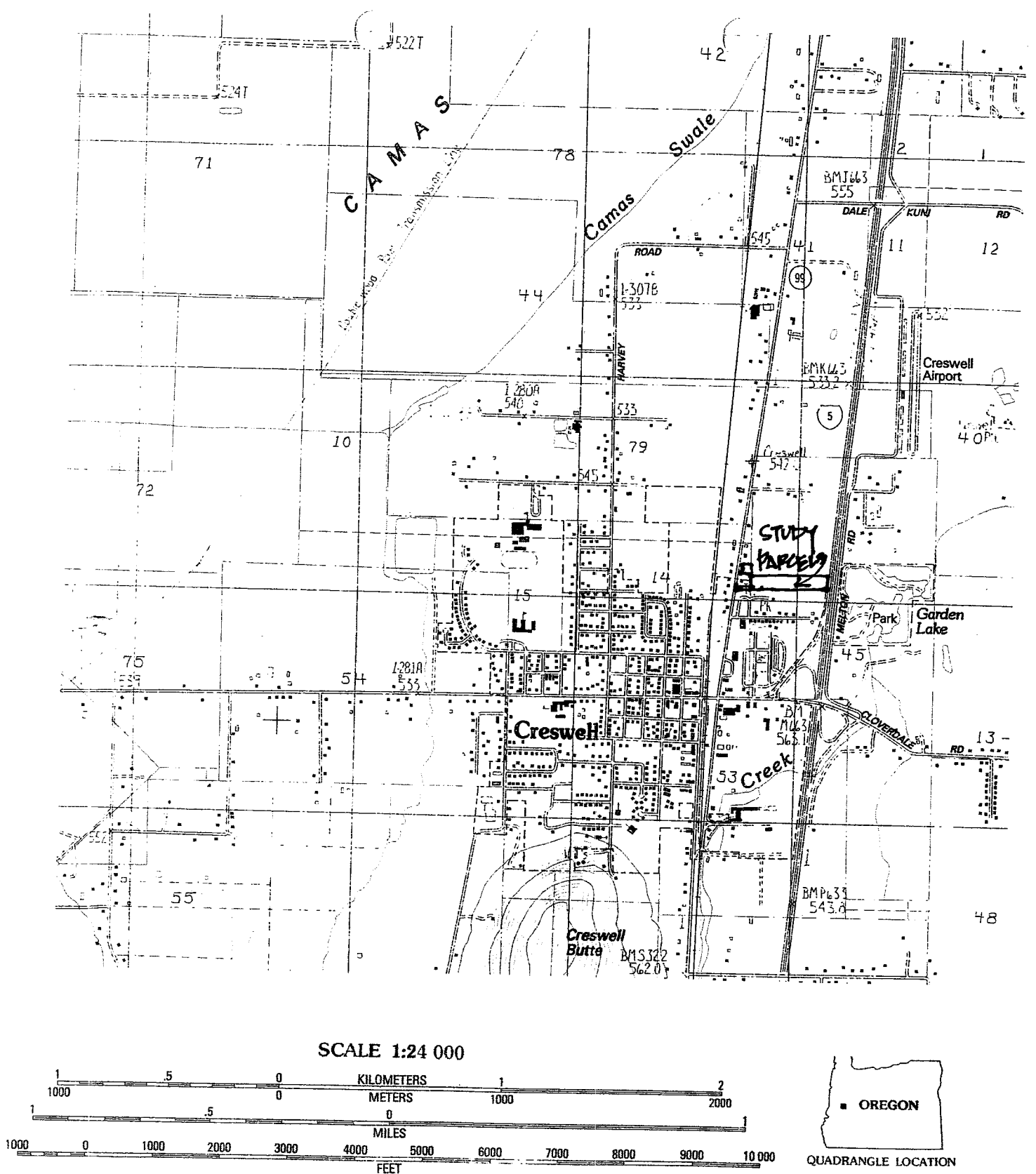
Public Hearing: Oregon Administrative Rule (OAR) 340-48-0020 (6) states that "The Corps provides public notice of and opportunity to comment on the applications, including the application for certification, provided that the department (DEQ), in its discretion, may provide additional opportunity for public comment, including public hearing."

Written comments:

Written comments on the proposed certification must be received at the Oregon Department of Environmental Quality by 5 p.m. on **(November 8, 2008)**. Written comments should be mailed to Oregon Department of Environmental Quality, Northwest Region, Attn: 401 Water Quality Certification Coordinator, 2020 SW Fourth Avenue, Suite 400, Portland, Oregon 97201-4987 or faxed to (503) 229-6957. *People wishing to send written comments via e-mail should be aware that if there is a delay between servers or if a server is not functioning properly, emails should be aware that if there is a delay between servers or if a server is not functioning properly, emails may not be received prior to the close of the public comment period.* People wishing to send comments via e-mail should send them in Microsoft Word (through version 7.0), WordPerfect (through version 6.x) or plain text format to 401publiccomments@deq.state.or.us. Otherwise, due to conversion difficulties, DEQ recommends that comments be sent in hard copy.

WHAT HAPPENS NEXT: DEQ will review and consider all comments received during the public comment period. Following this review, the permit may be issued as proposed, modified, or denied. You will be notified of DEQ's final decision if you present either oral or written comments during the comment period. Otherwise, if you wish to receive notification, please call or write DEQ at the above address.

ACCESSIBILITY INFORMATION: This publication is available in alternate format (e.g. large print, Braille) upon request. Please contact DEQ Public Affairs at (503) 229-5766 or toll free within Oregon at (800) 452-4011 to request an alternate format. People with a hearing impairment can receive help by calling DEQ's TTY at (503) 229-6993.

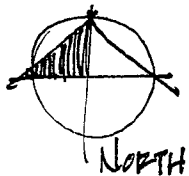
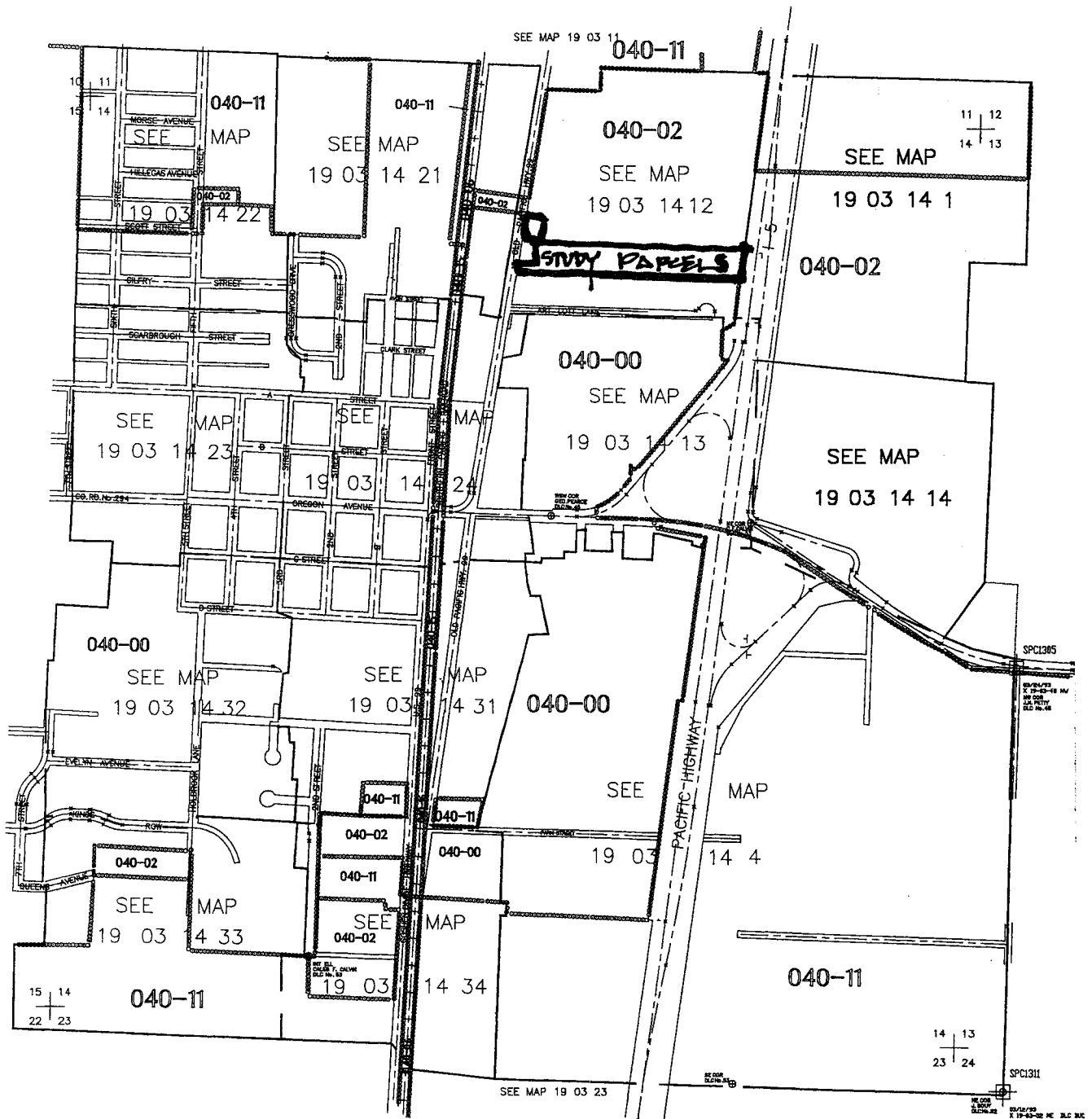


VICINITY MAP/ USGS MAP
Creswell Quadrangle
Creswell Court Project
Figure 1

Coyote Creek Environmental Services, Inc.

SPC1298
03/18/79
2 19-03-14 BY SLC PERMITS, GREEN C.
2 19-03-14 BY SLC PERMITS, GREEN C.

SECTION 14 T.19S. R.3W. W.M.
LANE COUNTY
SCALE 1" = 400'



ASSESSOR'S MAP 19-03-14-00
Creswell Court Project
Figure 2a

Coyote Creek Environmental Services, Inc.

NW1/4 NE1/4 SEC. 14 T.19S. R.3W. W.M.
LANE COUNTY

SCALE 1" = 100'

SEE MAP 19 03 11

SSE COR
S. MARTIN
D.L.C. 79

LOT 9

8.34

040-11

100
20.72 AC.

APPROX.
1/4 COR.

EAST LINE A. HUGHES D.L.C. NO. 43
WEST LINE GEO. PEARCE D.L.C. NO. 45

040-02

040-11

APPROXIMATE
LARGE CORNER

6-L-M 872-7500 PT
6-L-M 872-7500 PT

PROJECT
AREA

EAST 847' 0" = 650.00'

200
0.49 AC.

300
0.24 AC.

400
0.33 AC.

600
2.44 AC.

LOT 4
5.60

800
0.49 AC.

900
0.50 AC.

1000
0.45 AC.

1101
0.21 AC.

1102
0.26 AC.

1103
0.48 AC.

1200
0.95 AC.

1300
4.76 AC.

POINT TO TRAILER NORTH &
SOUTH 872-7500 PT
THE NE COR SEC 14

P.P. 94-00007

P.P. 94-00007

P.P. 94-00007

P.P. 94-00007

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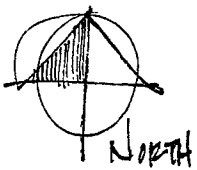
040-00

INTERSTATE 5

ART TLOIT LANE

SEE MAP 19 03 14 13

19 03 14 12
CRESWELL



ASSESSOR'S MAP 19-03-14-12
Creswell Court Project
Figure 2b

Coyote Creek Environmental Services, Inc.

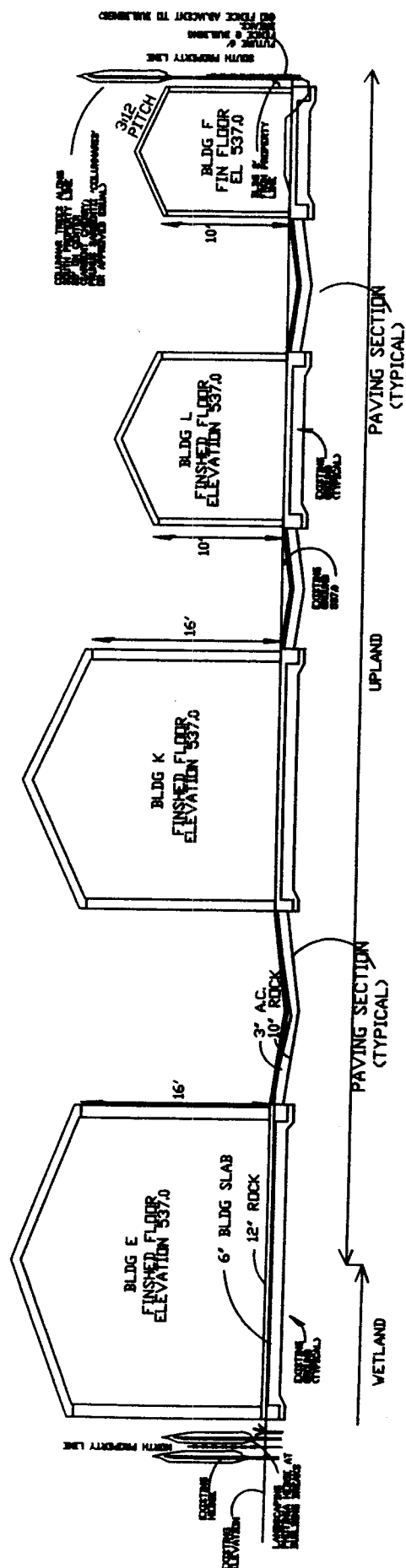
SE 1/4 OF SECTION 11 & NE 1/4 OF SECTION 14, T. 17 S., R. 3 W. W.M.
ASSESSOR'S MAP 19 03 14 12, TAX LOTS 200, 400 & 500
CITY OF CRESWELL, LANE COUNTY, OREGON
SEPTEMBER 23, 2008

[illegible]

SITE CROSS SECTION A-A
(WEST END BLDGS A, B, G, H)
1' = 20' HORZ
1' = 10' VERT

SE 1/4 OF SECTION 11 & NE 1/4 OF SECTION 14, T. 17 S., R. 3 W., W.M.
ASSESSOR'S MAP 19 03 14 12, TAX LOTS 200, 400 & 500
CITY OF CRESWELL, LANE COUNTY, OREGON
SEPTEMBER 23, 2008

**EAST END OF
BUILDINGS E, K, L, F**



SITE CROSS SECTION B-B
EAST END BLDGS E, K, L, F)
1' = 20' HORIZ
1' = 10' VERT